



**COLDWELL  
BANKER  
COMMERCIAL**

CBS

**FOR SALE**

## 426 HANSEN LANE

Billings, MT 59105

### AVAILABLE SPACE

100,000 SF

### ASKING PRICE

\$1,600,000

### FEATURES

- \$16 PSF
- City Services
- Prime Retail Restaurant & Office Location

### AREA

The development site fronts the western boundary of the Albertson's Retail Shopping Center. The property offers access from Main St through the Albertson's parking lot as well as Hanson Lane.



### OFFICE

**George Warner**

Managing Partner  
406 855 8946  
george@cbcmontana.com

**Blaine Poppler**

Owner, Commercial Broker  
406 671 0399  
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### OFFERING SUMMARY

Sale Price: \$1,600,000

Lot Size: 2.3 Acres

Zoning: Community Commercial

Price / SF: \$16.00

### PROPERTY OVERVIEW

Prime retail center development site  
New 100,000 SF retail development now available. The development site will accommodate up to 20,000 SF of buildings.

Development shares a cross access agreement with Alberstons and offers a signage opportunity on Main St.  
Surrounding businesses include Albertsons, Hardees, City Brew and Brewer Dental. Gas stations, restaurants and hotels located in the immediate vicinity.

### PROPERTY HIGHLIGHTS

- \$16 PSF

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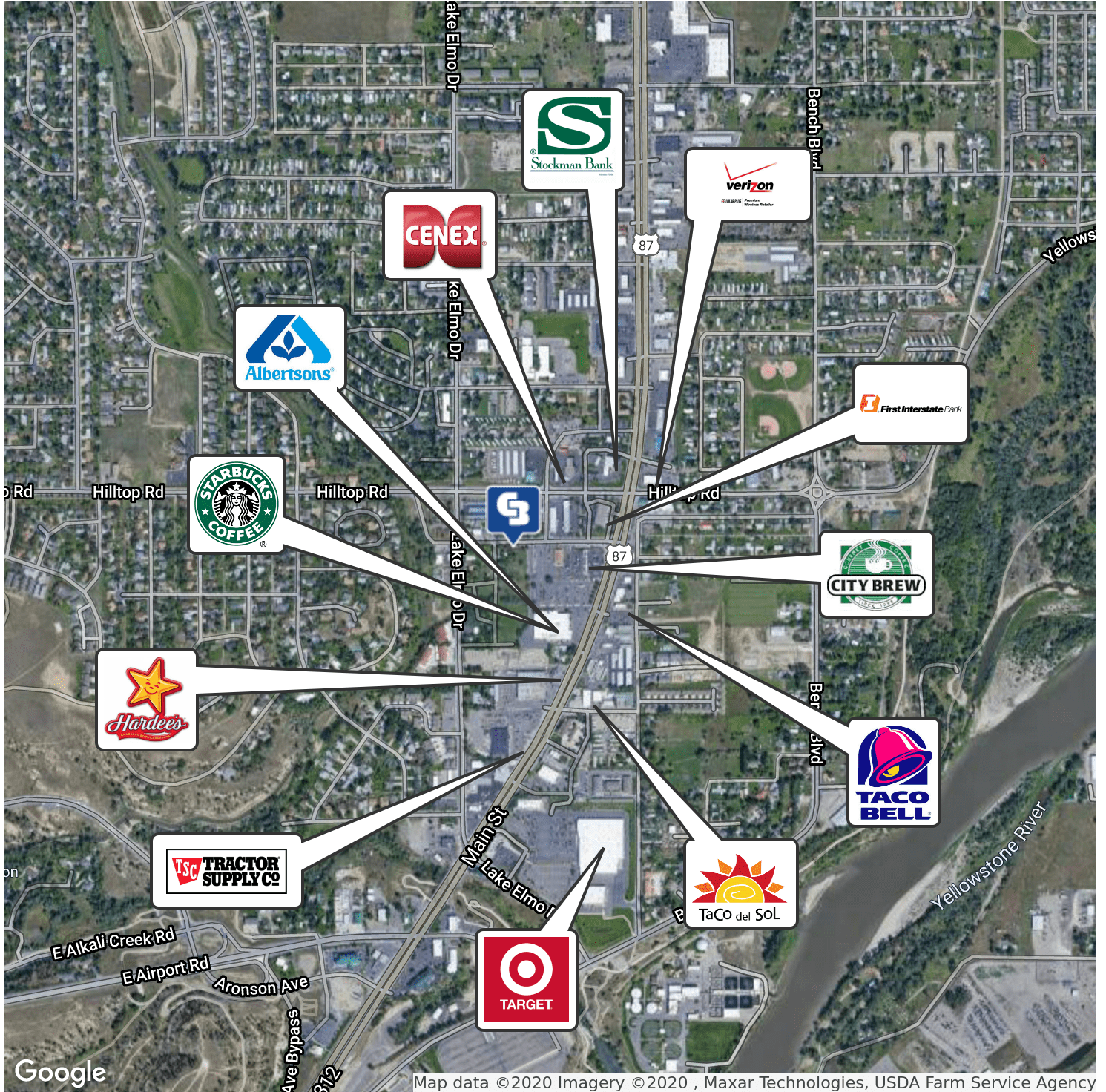




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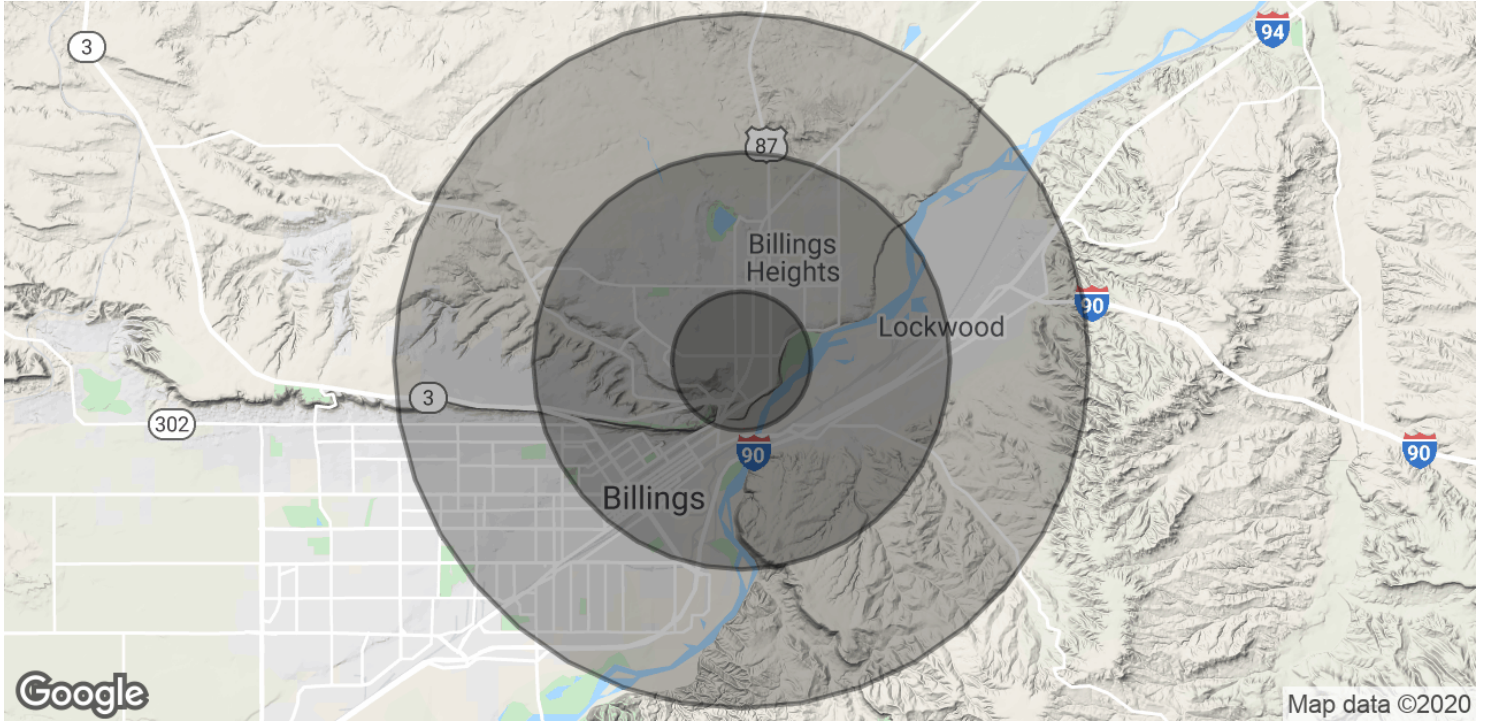




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,549	39,629	76,021
Average age	38.2	36.0	35.2
Average age (Male)	35.8	34.3	33.9
Average age (Female)	39.0	37.4	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,006	16,256	31,356
# of persons per HH	2.2	2.4	2.4
Average HH income	\$44,848	\$55,027	\$52,800
Average house value	\$161,682	\$150,402	\$153,184

\* Demographic data derived from 2010 US Census

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